

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **January 24, 2005**

Members Present-

Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Skip Lukert-Building Official, Becky Howard-Deputy Clerk, Barry Ginn-Ginn Engineering, Brad Burris-Fire Services, Dale Parrett-Public Works, Terry Neal-Attorney, Marie Keenum-911 Coordinator, and Alysia Akins-Secretary.

The meeting convened at 2:00 P.M.

Approval of Minutes-

Mr. Helms made a motion to approve the minutes from January 10, 2005. Mrs. Keenum seconded the motion and the motion carried.

OLD BUSINESS-

None

NEW BUSINESS-

Perez Office and Auto Truck Repair Shop – Extension Request for Engineering Site Plan

Benny Bedenbough, H & B Consulting Engineers, Inc., and Miguel Perez, property owner, were present and requesting an extension for the engineering site plan due to financial hardships on behalf of the property owner. The original engineering plan was approved for the period of one year and will expire on February 18, 2005. If the extension request is approved, the new expiration date will be February 18, 2006.

Mr. Helms made a motion to approve the extension request. Mrs. Keenum seconded the motion and the motion carried.

Citgo Station – Major Development – Engineering Review

Grant Renne, Express Site Design, was present and requesting engineering approval to construct a 2,400 square foot convenience store with a fueling island. Engineering comments were discussed and consisted of the following: discharge pipe and energy dissipater regarding stormwater discharge and berm concerns. There was a discussion regarding the discharge going directly to the drainage facility. The applicant submitted a copy of the Southwest Florida Water Management District permit. A copy of the Notice of Intent permit from the Florida Department of Transportation is needed. Two copies of the revised stormwater calculations and three sets of signed and sealed revised plans are needed also. Staff comments were discussed regarding the fuel canopy meeting required setbacks, which is now shown on the revised plans. A modified SWFWMD permit may be needed. All septic issues have been addressed.

Mr. Helms moved to approve the engineering plans, subject to all comments being addressed on the revised plans. Mr. Ginn seconded the motion and the motion carried.

Munns Expansion – Medium Development – Conceptual Review

Kevin Atchley, Walling Engineering, was present and requesting conceptual approval to construct a 5,950 square foot building for the use of air conditioning sales and services. Engineering comments were discussed and consisted of the following: stormwater calculations, drainage narrative, and SWFWMD permit modifications. Staff comments were discussed and included the following: rear setbacks, boundary lines, purpose of proposed building, dumpster pad and enclosure, existing fence details, legend requirement, outdoor lighting, existing stop signs/bars, trees of concern, existing and proposed building information, landscaping details, and building separation wall. The purpose of the proposed building is for storage only. There is no proposed increase in staff or traffic. There was a discussion of whether or not impact fees would be required. Due to the increase in space, it was determined impact fees would be required. A landing needs to be provided on the plans at the southeast exit. Mr. Burris requested the amount of refrigerated gas that would be on-site be submitted. The applicant will furnish this information.

Mr. Helms moved to approve the conceptual plans, subject to all comments being addressed on revised plans. Mr. Ginn seconded the motion and the motion carried.

United Agricultural – Major Development – Preliminary Review

Patrick Young, PE, and Lance Pacheco, eldest son of the property owner, were present and requesting preliminary approval to construct a 14,700 square foot building for use as a fertilizer manufacturing facility and a future building of 7000 square feet. Staff comments were discussed and consisted of the following: operation activity, types of materials to be used, Florida Department of Environmental Protection permit, and spill concerns. There are some hazardous materials proposed. If no DEP permit is needed, an exemption letter from DEP is required. DEP guidelines and checklists were discussed. There is an existing plant located in Hudson, Pasco County, Florida. The type of use permit needed was discussed regarding this project. Mr. Burris determined this project would not generate a large fire hazard. The well on the adjoining property can be utilized for fire control and a fill station can be set up. No hydrant is required. The applicant proposes to construct a new potable well on-site. Additional staff comments were discussed and consisted of the following: all regulatory agency permits, screening requirements, future buildings and parking areas, driveway connection, dumpster location, letter of clearance from the Division of Historical Resources, survey requirement regarding endangered species, handicapped parking sign fine amount, "Do Not Enter" signs, 35' incoming turning radius, stop signs/stop bars, covered storage area elevation, loading zone, fire protection system, exterior lighting, on-site signs, proposed number of employees, proposed building information, hours of operation, building separation issue, retail sales, well capacity, and pipe schedule. Engineering comments were discussed and consisted of the following: possible driveway widening, chemical storage, extended sidewalk, contours, permit determination letter from SWFWMD, closed basin, curve radii in parking area, peaking factor calculations, regulatory agency permits, and required asphalt type.

Mr. Helms moved to approve the preliminary plans, subject to all comments being addressed on revised plans. Mr. Ginn seconded the motion and the motion carried.

Mr. Ginn and Mr. Burris excused themselves at 2:55 PM.

VOS: Charter Middle School Gym Expansion/Phase 3 –Preliminary and Engineering Review

Mr. Helms made a motion to remove this project from the table. Mr. Lukert seconded the motion and the motion carried.

Jeff Head, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to construct a 17,424 square foot expansion to the existing gymnasium. An approval letter from the County engineer has been submitted. All remaining staff comments have been addressed. The previous issues regarding handicapped accessibility and existing elevations have also been addressed.

Mr. Helms moved to approve the preliminary and engineering plans. Mrs. Keenum seconded the motion and the motion carried.

VOS: Unit 109 – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 146-lot/4-tract subdivision. Staff and surveyor comments will be addressed. Mrs. Keenum pointed out Duncan Drive was shown on the plat and Duncan Avenue was being shown on Unit 115, and requested one of them be changed to a less confusing name.

Mr. Helms made a motion to approve the final plat, subject to the Duncan Drive issue being resolved and all other comments being addressed on a revised plat. Mr. Parrett seconded the motion and the motion carried.

VOS: Unit 93 – Replat of Tract A and Lot 92

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting a replat of Tract A and Lot 92. The title opinion needs to be signed by a person, not the company. A metes and bounds legal description is needed. All staff and surveyor comments will be addressed. The proposed use of the tract is a country club.

Mr. Helms moved to approve the replat, subject to all comments being addressed on a revised plat. Mrs. Keenum seconded the motion and the motion carried.

The next meeting is scheduled for February 7, 2005.

Meeting adjourned at 3:05 PM.